

VIZCAYNE

MARKET REPORT

1ST QUARTER 2018



ADRIAN MORALES DOBRZYNSKI, PA

READ THIS REPORT BEFORE SELLING, BUYING OR RENTING!

DID YOU KNOW THERE ARE **129** PROPERTIES FOR SALE IN THE BUILDING?
SELLERS: HOW DO YOU STAND VERSUS YOUR COMPETITION?

FULLY UPDATED BUILDING STATISTICS

AVERAGE PRICES PER UNIT TYPE

PAST/RECENT SALES & RENTALS

ANALYZE CURRENT TRENDS & MARKET STRENGTH

EXPERT GUIDANCE FROM A CURRENT VIZCAYNE RESIDENT & TRUE BUILDING SPECIALIST



ADRIAN MORALES DOBRZYNSKI, PA
REALTOR-ASSOCIATE | MASTER OF FINANCE
FORTUNE'S TOP PRODUCER GOLD CIRCLE

786.327.8874 | amorales.realtor@gmail.com
www.AdrianMoralesRealtor.com

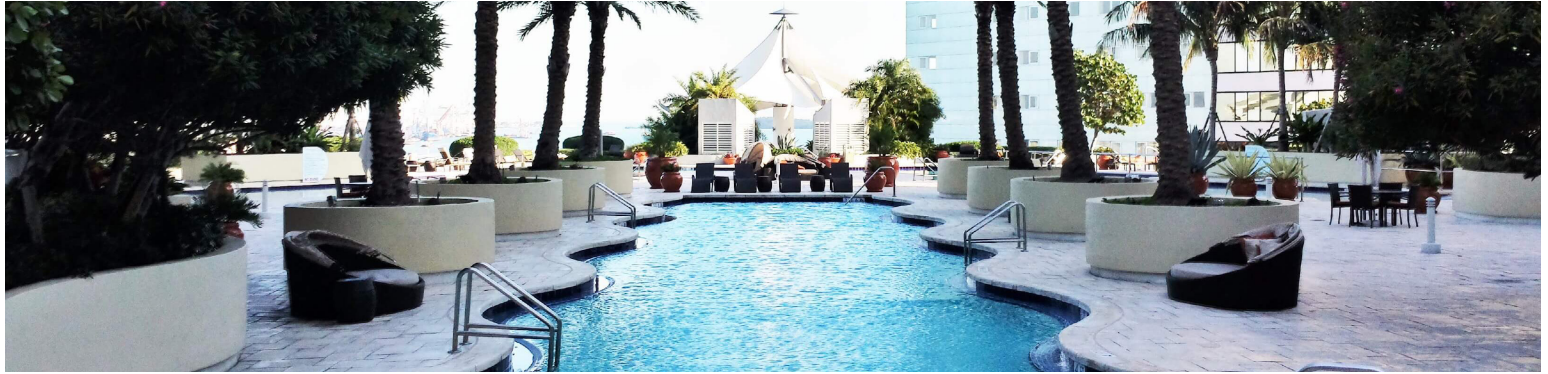
FORTUNE
INTERNATIONAL REALTY

*Current & 1st Quarter statistics were taken in April

*Las estadísticas actuales y del 1er trimestre fueron tomadas en Abril

CURRENTLY FOR SALE BREAKDOWN PER UNIT TYPE / A LA VENTA POR TIPO DE UNIDAD

UNIT TYPE	QTY	LOW PRICE	HIGH PRICE	AVG. PRICE	AVG. \$/Ft²	AVG. DAYS ON THE MARKET
Studio	10	\$193,000	\$399,000	\$262,299	\$435	323 (10.8 months)
1 Bedroom	51	\$215,000	\$430,000	\$306,414	\$342	371 (12.4 months)
2 Bedroom	54	\$318,000	\$895,000	\$522,555	\$438	360 (12.0 months)
3 Bedroom	13	\$450,000	\$2,499,000	\$1,207,907	\$608	445 (14.8 months)
4 Bedroom	1	\$1,125,000	\$1,125,000	\$1,125,000	\$438	44
Full Building	129	\$193,000	\$2,499,000	\$490,665	\$417	367



SOLD DURING LAST 6 MONTHS / VENDIDAS EN LOS ULTIMOS 6 MESES

#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYS MKT	LA Ft²	SP\$/Ft²
1	244 Biscayne Blvd Unit#340	0	1	0	1	\$175,000	\$150,000	63	468	\$321
2	253 NE 2nd St Unit#619	1	1	1	0	\$229,000	\$211,000	4	978	\$216
3	253 NE 2nd St Unit#428	1	1	1	1	\$232,000	\$215,000	227	978	\$220
4	253 NE 2nd St Unit#2904	1	1	0	1	\$255,000	\$237,500	27	802	\$296
5	253 NE 2nd St Unit#3305	0	1	0	1	\$265,000	\$250,000	306	708	\$353
6	253 NE 2nd St Unit#907	1	1	0	1	\$280,000	\$250,000	508	802	\$312
7	253 NE 2nd St Unit#2206	1	1	0	1	\$264,900	\$260,000	227	806	\$323
8	253 NE 2 ST Unit#1205	1	1	0	1	\$279,000	\$270,000	966	802	\$337
9	253 NE 2nd St Unit#2605	1	1	0	1	\$290,000	\$275,000	152	802	\$343
10	244 Biscayne Blvd Unit#2010	2	2	0	1	\$298,000	\$280,000	27	929	\$301
11	253 NE 2nd St Unit#1710	2	2	0	1	\$299,000	\$291,000	164	929	\$313
12	244 Biscayne Blvd Unit#3308	2	2	0	1	\$549,777	\$325,000	213	1,203	\$270
13	244 Biscayne Blvd Unit#2203	3	2	1	1	\$589,775	\$525,000	201	1,590	\$330
14	253 NE 2nd St Unit#4007	2	2	0	1	\$580,000	\$535,000	171	1,293	\$414
15	253 NE 2nd St Unit#4307	2	2	0	1	\$600,000	\$567,500	20	1,293	\$439

	#BEDS	#FBATH	Ft²	LIST PRICE	LP\$/Ft²	SALE PRICE	SP\$/Ft²	SP\$/LP\$	DAYS MKT
LOW	0	1	468	\$175,000	\$234	\$150,000	\$216	59.0%	4
HIGH	3	2	1590	\$600,000	\$464	\$567,500	\$439	98.0%	966
AVERAGE			959	\$345,763	\$354	\$309,467	\$319	91.0%	161
MEDIAN			929	\$280,000	\$349	\$270,000	\$321	93.0%	125

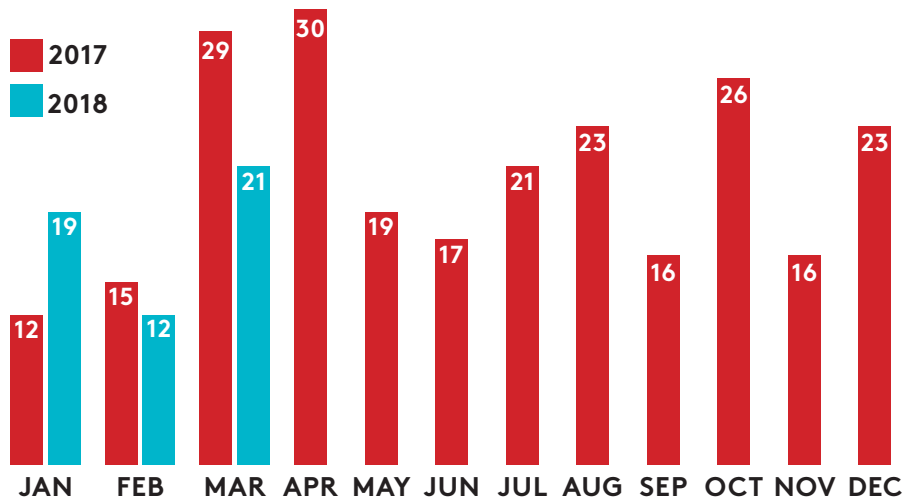
SOLD DURING LAST 12 MONTHS/VENDIDAS EN LOS ULTIMOS 12 MESES

#	ADDRESS	#BR	#BA	#HBA	#GAR	LIST PRICE	SALE PRICE	DAYS MKT	LA Ft ²	SP\$/Ft ²
1	244 BISCAYNE BLVD. Unit#340	0	1	0	1	\$175,000	\$150,000	63	468	\$321
2	253 NE 2nd St Unit#3805	0	1	0	0	\$225,000	\$200,000	15	632	\$316
3	253 NE 2nd St Unit#619	1	1	1	0	\$229,000	\$211,000	4	978	\$216
4	253 NE 2nd St Unit#428	1	1	1	1	\$232,000	\$215,000	227	978	\$220
5	244 Biscayne Blvd Unit#440	1	1	0	1	\$235,000	\$218,000	301	888	\$246
6	253 NE 2 ST Unit#1206	1	1	0	1	\$260,000	\$220,000	658	806	\$273
7	253 NE 2nd St Unit#2904	1	1	0	1	\$255,000	\$237,500	27	802	\$296
8	244 BISCAYNE BL Unit#1206	1	1	0	0	\$255,000	\$248,000	291	806	\$308
9	253 NE 2nd St Unit#3305	0	1	0	1	\$265,000	\$250,000	306	708	\$353
10	244 BISCAYNE BLVD Unit#904	1	1	0	1	\$269,000	\$250,000	413	806	\$310
11	244 Biscayne Blvd Unit#906	1	1	0	0	\$270,000	\$250,000	507	806	\$310
12	253 NE 2nd St Unit#907	1	1	0	1	\$280,000	\$250,000	508	802	\$312
13	253 NE 2nd St Unit#2206	1	1	0	1	\$264,900	\$260,000	227	806	\$323
14	253 NE 2 ST Unit#1205	1	1	0	1	\$279,000	\$270,000	966	802	\$337
15	253 NE 2nd St Unit#2605	1	1	0	1	\$290,000	\$275,000	152	802	\$343
16	244 Biscayne Blvd Unit#2010	2	2	0	1	\$298,000	\$280,000	27	929	\$301
17	253 NE 2nd St Unit#2302	1	2	0	1	\$359,000	\$290,000	112	989	\$293
18	253 NE 2nd St Unit#1710	2	2	0	1	\$299,000	\$291,000	164	929	\$313
19	244 Biscayne Blvd Unit#2405	1	1	0	1	\$315,000	\$300,000	71	806	\$372
20	253 NE 2ND St Unit#3508	2	2	0	1	\$380,000	\$300,000	321	1,203	\$249
21	244 Biscayne BLVD Unit#2110	2	2	0	1	\$329,990	\$305,000	372	1,050	\$290
22	244 Biscayne Blvd Unit#3308	2	2	0	1	\$549,777	\$325,000	213	1,203	\$270
23	253 NE 2 ST Unit#1801	2	2	0	1	\$380,000	\$380,000	740	940	\$404
24	253 NE 2nd St Unit#2209	2	2	0	1	\$435,000	\$400,000	43	1,058	\$378
25	253 NE 2nd St Unit#2009	2	2	0	1	\$435,000	\$400,000	155	1,058	\$378
26	253 NE 2 ST Unit#2803	2	2	0	1	\$499,000	\$445,000	533	1,515	\$294
27	244 Biscayne Blvd Unit#2203	3	2	1	1	\$589,775	\$525,000	201	1,590	\$330
28	253 NE 2nd St Unit#4007	2	2	0	1	\$580,000	\$535,000	171	1,293	\$414
29	253 NE 2nd St Unit#4307	2	2	0	1	\$600,000	\$567,500	20	1,293	\$439
30	244 Biscayne Blvd Unit#4504	2	2	0	1	\$629,000	\$615,000	173	1,293	\$476



	#BEDS	#FBATH	Ft ²	LIST PRICE	LP\$/Ft ²	SALE PRICE	SP\$/Ft ²	SP\$/LP\$	DAYS MKT
LOW	0	1	468	\$175,000	\$234	\$150,000	\$216	85.7%	4
HIGH	3	2	1590	\$629,000	\$486	\$615,000	\$476	100.0%	966
AVERAGE			968	\$348,748	\$355	\$315,433	\$323	91.0%	205
MEDIAN			929	\$294,000	\$349	\$277,500	\$312	93.0%	126

NUMBER OF UNITS RENTED PER MONTH



Until now, 2018 has seen an average of 17 units rented each month at Vizcayne.

Even though rentals have come down from their highs, both prices and demand for units remain healthy.

Hasta ahora, el 2018 ha visto un promedio de 17 unidades rentadas por mes en el edificio.

Aunque las rentas han bajado un poco de sus niveles máximos, los precios y la demanda se mantienen relativamente altos.

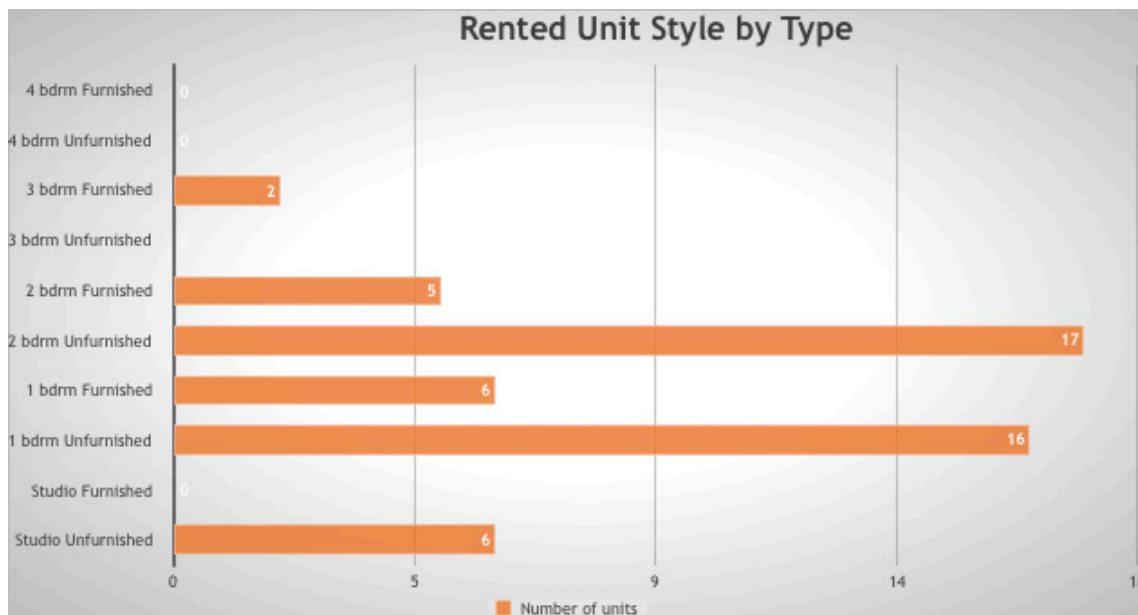
CURRENT UNITS FOR RENT/ACTUALMENTE PARA LA RENTA

UNIT TYPE	# OF UNITS FOR RENT	LOW PRICE	HIGH PRICE	AVERAGE PRICE
Studio Unfurnished	10	\$1,500	\$1,825	\$1,692
Studio Furnished	4	\$1,700	\$1,990	\$1,810
1 Bdrm Unfurnished	14	\$1,850	\$2,400	\$2,051
1 Bdrm Furnished	12	\$2,000	\$2,500	\$2,223
2 Bdrm Unfurnished	16	\$2,095	\$3,200	\$2,672
2 Bdrm Furnished	12	\$2,700	\$4,300	\$3,200
3 Bdrm Unfurnished	1	\$5,500	\$5,500	\$5,500
3 Bdrm Furnished	3	\$4,000	\$8,000	\$6,000
4 Bdrm Unfurnished	0	\$0	\$0	\$0
4 Bdrm Furnished	0	\$0	\$0	\$0
Total Unfurnished	41	\$1,500	\$5,500	
Total Furnished	31	\$1,700	\$8,000	
Total Units	72	\$1,500	\$8,000	



RENTED UNITS DURING LAST 3 MONTHS/UNIDADES RENTADAS EN LOS ULTIMOS 3 MESES

UNIT TYPE	# OF UNITS FOR RENT	AVG. LISTING \$	AVG. RENTED \$	AVG. RENT\$/LIST\$	AVG. DAYS ON MKT
Studio Unfurnished	6	\$1,588	\$1,567	98.7%	46
Studio Furnished	0	\$0	\$0	0	0
1 Bdrm Unfurnished	16	\$2,019	\$1,964	97.3%	80
1 Bdrm Furnished	6	\$2,090	\$2,050	98.1%	100
2 Bdrm Unfurnished	17	\$2,861	\$2,785	97.3%	97
2 Bdrm Furnished	5	\$3,015	\$2,990	99.2%	20
3 Bdrm Unfurnished	0	\$0	\$0	0	0
3 Bdrm Furnished	2	\$7,000	\$6,750	96.4%	43
4 Bdrm Unfurnished	0	0	0	0	0
4 Bdrm Furnished	0	0	0	0	0
Total Unfurnished	39				
Total Furnished	13				
Total Units	52				



FOR FURTHER INQUIRIES OR TO REQUEST ADDITIONAL STATISTICS PLEASE DO NOT HESITATE TO CONTACT ME AT **786-327-8874** OR **AMORALES.REALTOR@GMAIL.COM**

MY MAIN GOAL IS TO BRING YOU RESULTS

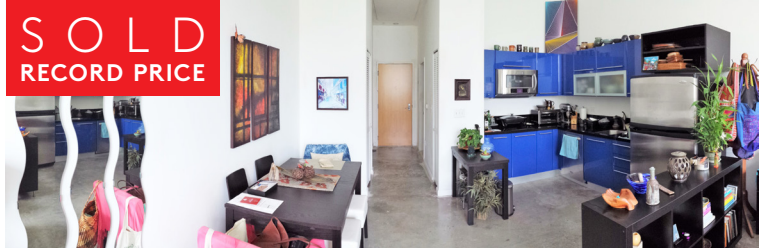
MY RECENTLY CLOSED TRANSACTIONS

**JUST
SOLD!**



VIZCAYNE NORTH | UNIT 3308
2 BR | 2 BA | 1,203 Ft² | **ASKING \$549,777**

**SOLD
RECORD PRICE**



VIZCAYNE NORTH | UNIT 345N
STUDIO | 1 BA | 501 Ft² | **SOLD FOR \$180,000**

**RENTED
IN 11 DAYS!**



VIZCAYNE NORTH | UNIT 639
1 BR | 1 BA | BI-LEVEL LOFT | **RENTED FOR \$2,150**

**RENTED
IN 21 DAYS!**



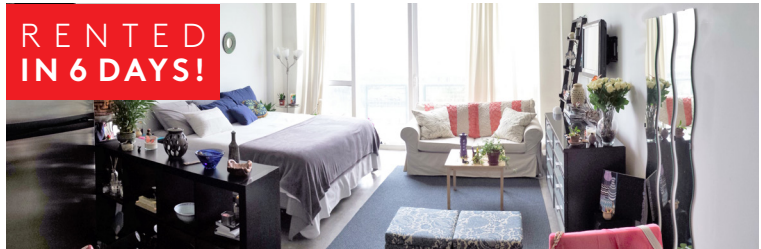
VIZCAYNE SOUTH | UNIT 3407
STUDIO | 1 BA | 632 Ft² | **RENTED FOR \$1,900**

**RENTED
REPRESENTED
THE TENANT**



VIZCAYNE SOUTH | UNIT 331
STUDIO | 1 BA | 501 Ft² | **RENTED FOR \$1,500**

**RENTED
IN 6 DAYS!**



VIZCAYNE NORTH | UNIT 345
STUDIO | 1 BA | 501 Ft² | **RENTED FOR \$1,590**

**RENTED
AT FULL ASKING
PRICE**



VIZCAYNE SOUTH | UNIT 309
1 BR + DEN | 2 BA | 1,040 Ft² | **RENTED FOR \$2,400**

RENTED



VIZCAYNE NORTH | UNIT 3308
2 BR | 2 BA | 1,203 Ft² | **RENTED FOR \$2,850**

RENTED

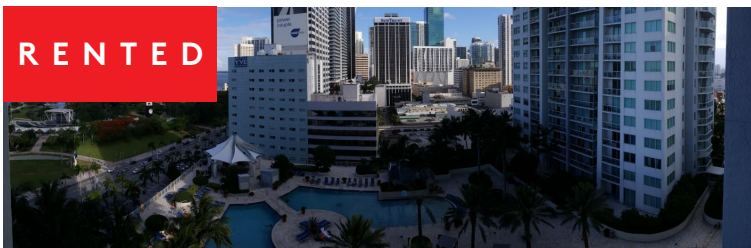


VIZCAYNE SOUTH | UNIT 1809
2 BR | 2 BA | 1,058 Ft² | **RENTED FOR \$2,400**

**RENTED
IN 20 DAYS!**

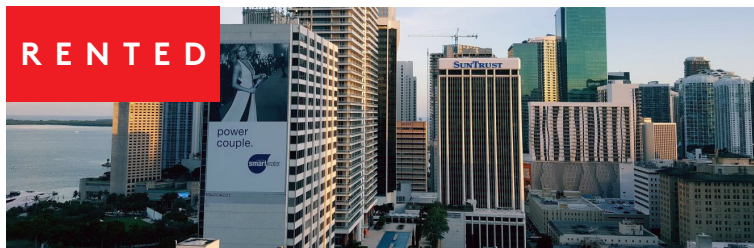


VIZCAYNE SOUTH | UNIT 430
1 BR | 1.5 BA | 865 Ft² | **RENTED FOR \$1,975**



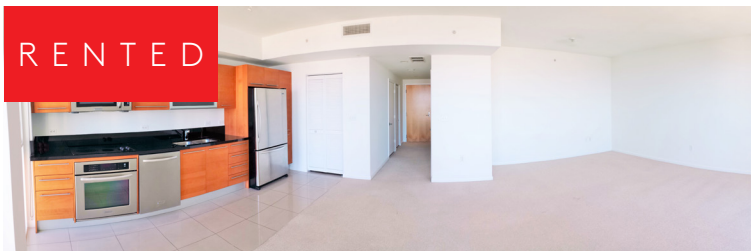
RENTED

VIZCAYNE NORTH | UNIT 2105
1 BR | 1 BA | 806 Ft² | **RENTED FOR \$1,900**



RENTED

VIZCAYNE NORTH | UNIT 2605
1 BR | 1 BA | 806 Ft² | **RENTED FOR \$1,800**



RENTED

VIZCAYNE SOUTH | UNIT 3707
STUDIO | 1 BA | 632 Ft² | **RENTED FOR \$1,750**



RENTED

VIZCAYNE NORTH | UNIT 3504
1BR | 1 BA | 806 Ft² | **RENTED FOR \$2,125**



SOLD
RECORD PRICE

MINT | PH5204
3 BR + DEN | 3.5 BA | 2,289 Ft² | **SOLD FOR \$1,300,000**



SOLD
HIGHEST PRICE FOR
A 1 BEDROOM

MINT | UNIT 4008
1 BR | 1.5 BA | 754 Ft² | **SOLD FOR \$319,500**



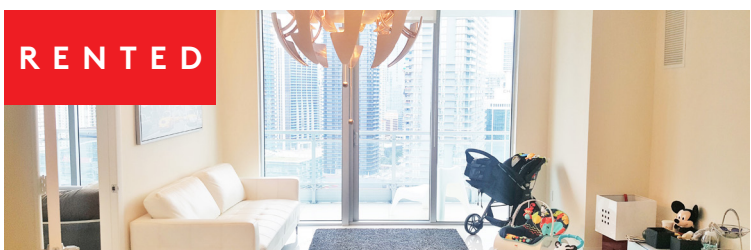
SOLD
RECORD PRICE
IN THE COMMUNITY

16606 NW 72 PLACE - MIAMI LAKES, FL
3 BR | 2.5 BA | 1,540 Ft² | **SOLD FOR \$285,000**



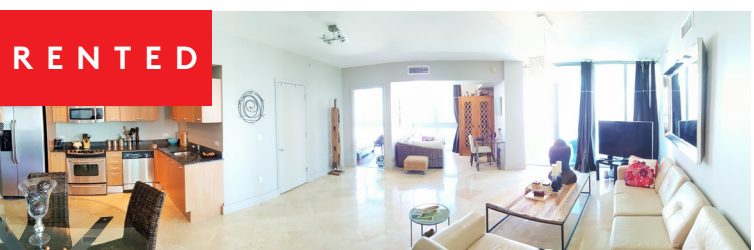
HIGHEST RENTED
PRICE FOR A 1BR
IN THE BUILDING

MINT | UNIT 4008 (FURNISHED)
1 BR | 1.5 BA | 754 Ft² | **UNDER CONTRACT FOR \$2,500**



RENTED

MINT | UNIT #3502
2 BR | 2 BA | 1,110 FT² | **RENTED FOR \$2,550**



RENTED

WIND | UNIT 2002
2 BR + DEN | 2 BA | 1,385 Ft² | **RENTED FOR \$2,850**

**RENTED
IN 4 DAYS!**



WIND | UNIT 2510
1 BR | 1 BA | 740 Ft² | **RENTED FOR \$1,750**

**RENTED
REPRESENTED
THE TENANT**



1800 CLUB | UNIT 2309
2 BR | 2 BA | 1,386 Ft² | **RENTED FOR \$3,100**

**RENTED
IN 29 DAYS!**



QUANTUM | UNIT 2402
2 BR | 2.5 BA | 1,400 Ft² | **RENTED FOR \$3,000**

**RENTED
REPRESENTED
THE TENANT**



AXIS | UNIT 2210
2 BR | 2 BA | 1,100 Ft² | **RENTED FOR \$2,390**

**RENTED
IN 42 DAYS!**



IVY | UNIT 2106
1 BR | 1 BA | 747 Ft² | **RENTED FOR \$1,890**

**RENTED
IN 27 DAYS!**



WIND | UNIT 2714
2 BR | 2 BA | 935 Ft² | **RENTED FOR \$2,350**

INTERESTED IN DIRECT WATER VIEWS?
ASK ME ABOUT THE BEST CURRENT DEALS AT VIZCAYNE!



REDUCED



FURNITURE INCLUDED!

VIZCAYNE SOUTH | UNIT 2602
2 BR | 2 BA | 989 Ft² | **PRICE \$345,555**

FOR SALE



VIZCAYNE SOUTH | UNIT 1201
2 BR | 2 BA | 940 Ft² | **PRICE \$369,000**

COMING SOON
FOR RENT



VIZCAYNE SOUTH | UNIT 1809
2 BR | 2 BA | 1,058 Ft² | **PRICE \$2,700**

FOR SALE



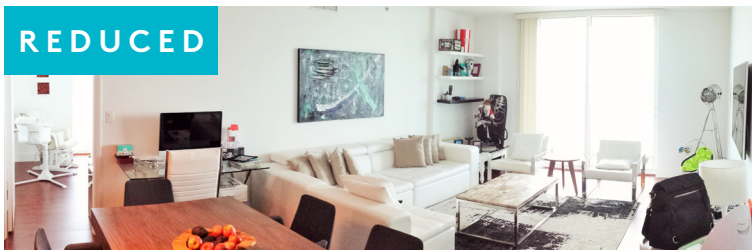
MINT | UNIT 3502
2 BR | 2 BA | 1,110 Ft² | **PRICE \$519,777**

FOR SALE



WIND | UNIT 2510
1 BR | 1 BA | 740 Ft² | **PRICE \$295,000**

REDUCED



QUANTUM | UNIT 2402
2 BR | 2.5 BA | 1,400 Ft² | **PRICE \$519,000**

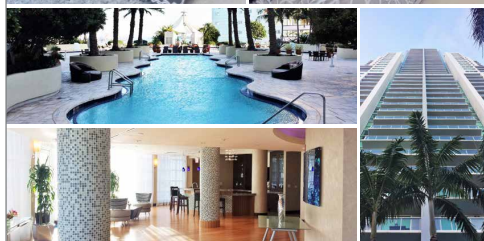
FOR SALE



OPERA TOWER | UNIT 5111
1 BR | 1 BA | 791 Ft² | **PRICE \$370,000**

JUST LISTED

FANTASTIC INVESTMENT OPPORTUNITY AT VIZCAYNE CONDO
BEST LOCATION IN DOWNTOWN MIAMI

An aerial photograph of downtown Miami, Florida, showcasing a dense urban landscape. The skyline is dominated by several high-rise buildings, including a prominent green glass skyscraper. In the foreground, a large, modern, white, circular building is visible. The city extends to the waterfront, where a bridge spans the water. The sky is clear and blue, and the water is a vibrant turquoise. The overall scene conveys a sense of a thriving, modern city center.

FORTUNE
INTERNATIONAL REALTY

UNIT TYPE	QTY	LOW PRICE	HIGH PRICE	AVG. PRICE	AVG. \$/F ²	AVG. DAYS ON MKT
Studio	8	\$194,900	\$350,000	\$277,488	\$481	283 (9.4 months)
1 Bedroom	57	\$288,000	\$500,000	\$360,284	\$390	149 (5.0 months)
2 Bedroom	52	\$350,000	\$950,000	\$579,546	\$483	133 (4.4 months)
3 Bedroom	11	\$784,000	\$2,995,000	\$1,150,500	\$664	91 (3.0 months)
4 Bedroom	1	\$1,695,000	\$1,695,000	\$1,695,000	\$522	150 (5.0 months)
Full Building	129	\$194,900	\$2,995,000	\$354,899	\$459	149 (5.0 months)

	BR	BA	Ft²	LIST PRICE	LP/Ft³	SALE PRICE	SPS/Ft³	SPS/LP\$	DAYS MKT
HIGH	2	2	1,363	\$669,000	\$556	\$580,000	\$426	92.8%	526
LOW	0	1	491	\$195,000	\$339	\$180,000	\$289	58%	6
AVERAGE			978	\$419,500	\$411	\$358,938	\$352	77.82%	142.13
MEDIAN			985	\$399,000	\$394	\$346,500	\$345	82.67%	83

NEW LISTING
VIZCAYNE NORTH | UNIT 3308
R | 2 BA | 1,203 Ft² | Furnished | \$695,000

IF YOU ARE THINKING ABOUT SELLING YOUR
PROPERTY OR JUST NEED SOME ADVICE,
I WILL BE HAPPY TO ASSIST YOU.



ADRIAN MORALES DOBRZYNSKI, P.A.
REALTOR ASSOCIATE | MASTER OF FINANCE

786.327.8874
amoraless.realtor@gmail.com
www.AdrianMoralesRealtor.com



FORTUNE
INTERNATIONAL REALTY

2666 BRICKELL AVENUE
MIAMI, FL 33129

[illegible][illegible]



FIND MORE INFORMATION FOR SELLERS, BUYERS & RENTERS AT
www.AdrianMoralesRealtor.com

- I believe knowledge and information are the keys to making the right decisions when buying, selling, renting and investing.
- I am passionate about my neighborhood and I love educating people about the fantastic transformation that is happening in Downtown Miami.
- To Buyers & Investors: This is a wonderful time to take advantage of the competitive prices and amazing opportunities available in these early stages of the city's evolution.
- To Sellers I say: Hire a specialist in your area, building and unit. See if your Realtor has a real world strategy to highlight your property and beat its competition fast!

YOU CANNOT AFFORD TO WASTE TIME WITH ORDINARY SHOWINGS.
YOUR HOME NEEDS TO BE EXPOSED TO THE WORLD THE RIGHT WAY.

LET'S MEET, I'M A 20 SECOND ELEVATOR RIDE AWAY!



ADRIAN MORALES DOBRZYNSKI, P.A.
REALTOR ASSOCIATE | MASTER OF FINANCE

786.327.8874 | amoralessrealtor@gmail.com
www.AdrianMoralesRealtor.com



/amoralessrealtor



/in/adrianmoralessdobrzynski



adrianmoraless_miami



ADRIAN MORALES DOBRZYNSKI, PA

FORTUNE
INTERNATIONAL REALTY